

RALEIGH **Population Estimate** **July 2005** **City of Raleigh** **Planning** **Department** **Research &** **Analysis**

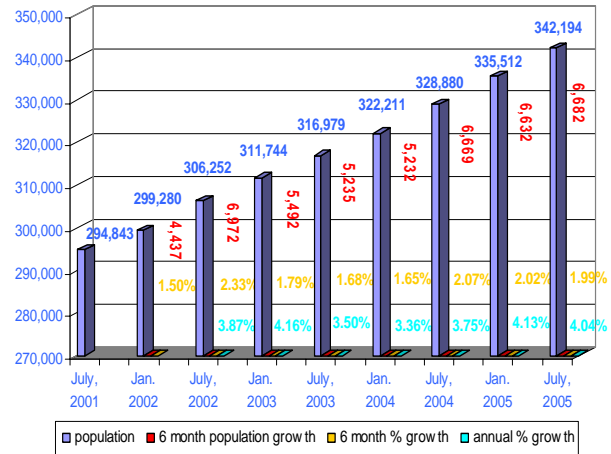
July 1, 2005
Population Estimate:
342,194

Raleigh's estimated population as of July 1, 2005 is 342,194. This estimate represents a population increase of 6,682 persons since January 1, 2005, when the Raleigh population was estimated to be 335,512 and an increase of 13,314 persons since July 1, 2004, when the Raleigh population was estimated to be 328,880. Annual growth in the period July 1, 2004 to July 1, 2005 represents a 4.04% annual increase.

The total estimated number of housing units in the City of Raleigh in July 1, 2005 was 150,209. 2,854 housing units were constructed or annexed between January 1, 2005 and July 1, 2005 (1.9% increase). 2,558 units were approved for occupancy or annexed between July 1, 2004 and December 31, 2004. The housing unit growth rate has ranged from 1.7% to 2.1% for each six month period from July 2002 to July 2005.

The areas with the most new population between April 2000 and July 1, 2005 continue to be in Northeast Raleigh including Wakefield, Northwest Raleigh including Brier Creek, and Southeast Raleigh, outside the beltline.

The population estimate is derived by using a non-component housing unit formula. This method establishes a relationship between the number of housing units and population using a persons-per-household and occupancy / vacancy rate multiplier. The persons-per-household and occupancy rate figures are based on information provided by the US Census Bureau as part of the 2000 Census effort, and are accurate as of April, 2000. The methodology used prior to July 2002 arrived at a city-wide population estimate by taking the sum of calculations for each census tract.

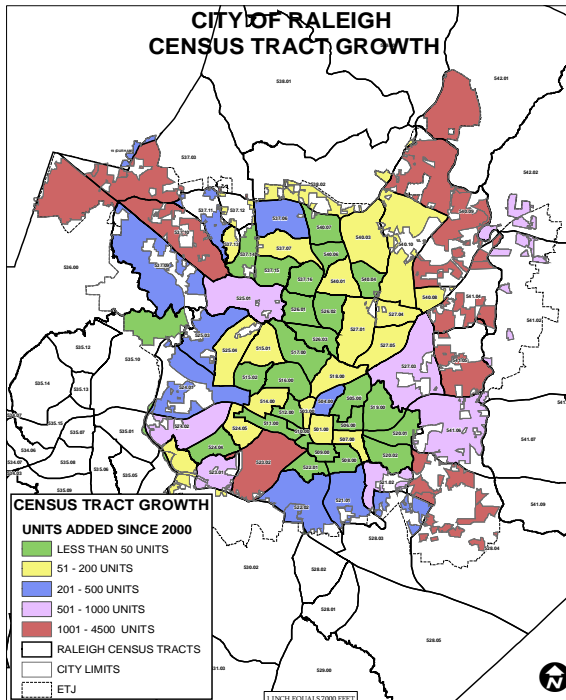


This method was resulting in aggregation errors in the faster- growing census tracts (where persons-per-household and occupancy rates were more dynamic), resulting in an over-estimate for these areas.

The new estimate methodology assumes the city-wide relationship between housing units and population to be consistent over time since April, 2000, and distributes this overall estimate to the census tracts based on rate of growth in

housing units.

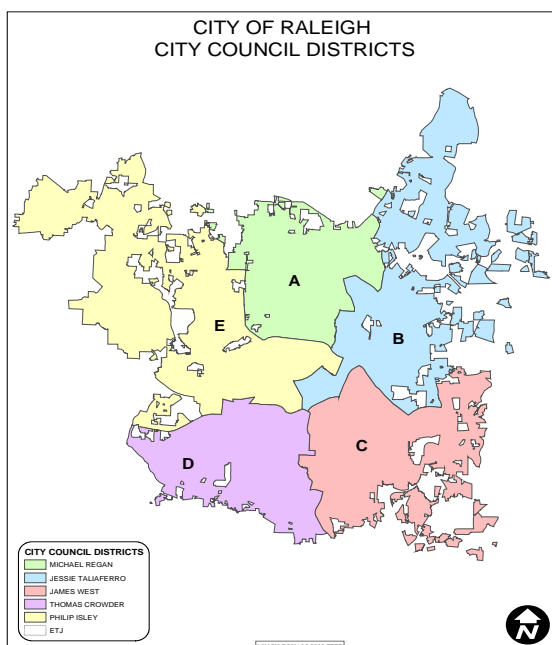
The areas of primary growth in the number of housing units are the Northeast and Northwest parts of the City. Census tracts 540.09 (Northeast Raleigh), 537.10 (Northwest Raleigh), 536 (Brier Creek), 542.01 (Wakefield), and 537.03 (Northwest Raleigh north of US 70) show the highest total number of units added. Census tracts with the next highest number of new units added include 528.04 (Southeast Raleigh), 541.05 and 541.04 (Northeast Raleigh), 523.02 (Southwest Raleigh.) 541.02 and 527.03 (Northeast Raleigh.)



City Council District Population

The City of Raleigh is divided into five electoral City Council Districts. Population in Council Districts is estimated for the purpose of tracking population distribution.

| | |
|------------|-------|
| District A | 59704 |
| District B | 81159 |
| District C | 66460 |
| District D | 64747 |
| District E | 70124 |



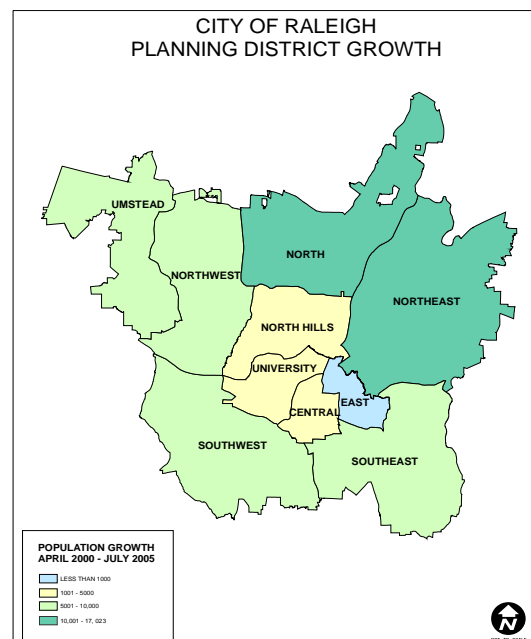
Planning Districts

The City of Raleigh is divided into ten planning districts. Including both the area within the City Limits and the extraterritorial planning and zoning jurisdiction outside the City Limits, it is estimated that 372,438 persons were living in 161,840 dwelling units in the entire planning jurisdiction on July 1, 2005.

The majority of recent population growth has taken place in the Northeast Planning District followed by the North, Southwest, Northwest and Southeast Planning Districts. Growth in these districts is strong due to the availability of land for development in these areas relative to other parts of the City, and due to multi-family unit development in recent years.

Planning District Population

| | |
|-------------|-------|
| North Hills | 28135 |
| University | 30046 |
| Central | 19823 |
| East | 10739 |
| Umstead | 14695 |
| Northwest | 50088 |
| North | 71192 |
| Southeast | 34138 |
| Southwest | 49954 |
| Northeast | 63628 |



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